

168.0

0004

0001.A

Map

Block

Lot

1 of 1  
CARDResidential  
ARLINGTON

Total Card / Total Parcel

1,029,800 / 1,029,800

USE VALUE: 1,029,800 / 1,029,800

ASSESSED: 1,029,800 / 1,029,800


**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
45		RHINECLIFF ST, ARLINGTON

**OWNERSHIP**

Unit #: \_\_\_\_\_

Owner 1: LYONS DEREK W &amp; AMY E

Owner 2: \_\_\_\_\_

Owner 3: \_\_\_\_\_

Street 1: 45 RHINECLIFF ST

Street 2: \_\_\_\_\_

Twn/City: ARLINGTON

St/Prov:	MA	Cntry:		Own Occ:	Y
Postal:	02476		Type:		

**PREVIOUS OWNER**

Owner 1: COPITHORNE PROPERTIES LLC -

Owner 2: -

Street 1: 1191 MASS AVE

Twn/City: ARLINGTON

St/Prov:	MA	Cntry:		
Postal:	02476		Type:	

**NARRATIVE DESCRIPTION**

This parcel contains 6,000 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1951, having primarily Vinyl Exterior and 2213 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
		Census:		Exempt		
		Flood Haz:				
D				Topo		
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6000		Sq. Ft.	Site		0	70.	1.00	7									420,000						420,000	

**IN PROCESS APPRAISAL SUMMARY**

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct
101		6000.000	609,800		420,000	1,029,800			
Total Card		0.138	609,800		420,000	1,029,800	Entered Lot Size		
Total Parcel		0.138	609,800		420,000	1,029,800	Total Land:		
Source: Market Adj Cost				Total Value per SQ unit /Card:	465.34	/Parcel: 465.3	Land Unit Type:		

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 USE VALUE: 1,029,800 / 1,029,800  
 ASSESSED: 1,029,800 / 1,029,800

 111202  
**GIS Ref**
**GIS Ref**  
**Insp Date**

 07/27/18  
**USER DEFINED**

!12991!

**PRINT**
 Date Time  
 12/11/20 03:00:24
**LAST REV**
 Date Time  
 10/15/18 11:09:15

 apro  
 12991  
 ASR Map:

 Fact Dist:  
 Reval Dist:

 Year:  
 LandReason:

 BldReason:  
 CivilDistrict:

 Ratio:  
 /
**PREVIOUS ASSESSMENT**

Parcel ID 168.0-0004-0001.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	609,900	0	6,000.	420,000	1,029,900	1,029,900	Year End Roll	12/18/2019
2019	101	FV	461,300	0	6,000.	420,000	881,300	881,300	Year End Roll	1/3/2019
2018	101	FV	461,300	0	6,000.	354,000	815,300	815,300	Year End Roll	12/20/2017
2017	101	FV	461,300	0	6,000.	324,000	785,300	785,300	Year End Roll	1/3/2017
2016	101	FV	461,300	0	6,000.	276,000	737,300	737,300	Year End	1/4/2016
2015	101	FV	443,600	0	6,000.	240,000	683,600	683,600	Year End Roll	12/11/2014
2014	101	FV	443,600	0	6,000.	222,000	665,600	665,600	Year End Roll	12/16/2013
2013	101	FV	354,100	0	6,000.	211,200	565,300	565,300		12/13/2012

**SALES INFORMATION****TAX DISTRICT****PAT ACCT.**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
COPITHORNE PROP	59076-395		5/11/2012		725,000	No	No		
FITZGERALD JOHN	57081-297		6/30/2011	Change>Sale	350,000	No	No		
	7845-110		1/1/1901	Family		No	No	N	

**BUILDING PERMITS****ACTIVITY INFORMATION**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
7/20/2011	717	Addition	198,000					2ND FLR ADDITION	7/27/2018	MEAS&NOTICE	HS	Hanne S
7/14/2011	699	Inter-De	2,200						8/12/2012	MLS	EMK	Ellen K
4/4/2005	334	Re-Roof	7,625						4/9/2012	Info Fm Prmt	BR	B Rossignol
1/26/1993	22	Manual	8,967					SIDING	2/13/2009	Meas/Inspect	336	PATRIOT
									11/6/2008	Measured	163	PATRIOT
									12/7/1999	Meas/Inspect	264	PATRIOT
									7/16/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA / / /

<b>EXTERIOR INFORMATION</b>						<b>BATH FEATURES</b>						<b>COMMENTS</b>						<b>SKETCH</b>											
Type:	6 - Colonial		Full Bath:	2	Rating:	Very Good		OF=SINK IN BMT. nc=needs interior inspection.																					
Sty Ht:	2 - 2 Story		A Bath:			Rating:																							
(Liv) Units:	1	Total:	1	3/4 Bath:	1	Rating:		Very Good																					
Foundation:	2 - Conc. Block		A 3QBth:			Rating:																							
Frame:	1 - Wood		1/2 Bath:			Rating:																							
Prime Wall:	4 - Vinyl		A HBth:			Rating:																							
Sec Wall:			OthrFix:	1	Rating:		Very Good																						
Roof Struct:	1 - Gable		<b>OTHER FEATURES</b>																										
Roof Cover:	1 - Asphalt Shgl		Kits:	1	Rating:		Very Good																						
Color:	YELLOW		A Kits:			Rating:																							
View / Desir:			Fpl:	2	Rating:		Good																						
<b>GENERAL INFORMATION</b>						WSFlue:			Rating:																				
Grade:	B - Good		<b>CONDOS INFORMATION</b>																										
Year Blt:	1951	Eff Yr Blt:							Location:																				
Alt LUC:			Alt %:							Total Units:																			
Jurisdct:	G13		Fact:							Floor:																			
Const Mod:							% Own:																						
Lump Sum Adj:							Name:																						
<b>INTERIOR INFORMATION</b>						<b>DEPRECIATION</b>						<b>REMODELING</b>						<b>RES BREAKDOWN</b>											
Avg Ht/FL:	STD		Phys Cond:	VG - Very Good	4.6	%	Exterior:			No Unit	RMS	BRS	FL																
Prim Int Wall:	1 - Drywall		Functional:			%	Interior:			1	7	4	M																
Sec Int Wall:			Economic:			%	Additions:																						
Partition:	T - Typical		Special:			%	Kitchen:																						
Prim Floors:	3 - Hardwood		Override:			%	Baths:																						
Sec Floors:	5 - Lino/Vinyl		Total:	4.6		%	Plumbing:																						
Bsmnt Flr:	12 - Concrete		<b>CALC SUMMARY</b>						Electric:																				
Subfloor:							Basic \$ / SQ:	125.00		Totals	1	7	4																
Bsmnt Gar:	1							Size Adj.:	1.12446904																				
Electric:	3							Const Adj.:	0.96835852																				
Insulation:	2							Adj \$ / SQ:	136.111																				
Int vs Ext:	S							Other Features:	131177																				
Heat Fuel:	1 - Oil							Grade Factor:	1.33																				
Heat Type:	5 - Steam							NBHD Inf:	1.00000000																				
# Heat Sys:	1							NBHD Mod:																					
% Heated:	100	% AC:		100								WtAv\$/SQ:			AvRate:			Ind.Val											
Solar HW:	NO	Central Vac:		NO								Juris. Factor:	1.00		Before Depr:	181.03													
% Com Wall:	% Sprinkled:								Depreciation:	29404								Special Features:	0		Val/Su Net:	174.78							
						Deprecated Total:	609815								Final Total:	609800		Val/Su SzAd	275.55										
<b>MOBILE HOME</b>						Make:			Model:			Serial #:			Year:			Color:											
<b>SPEC FEATURES/YARD ITEMS</b>												<b>PARCEL ID</b>						168.0-0004-0001.A											
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value												
2	Frame Shed	D	Y		18X10	A	AV	2017	0.00	T	1.6	101																	
More: N	Total Yard Items:						Total Special Features:						Total:																